

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802, 3 C.L., to permit rear yard setback of 5' instead of the required 30'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Practical difficulty is that current setbacks would not allow any addition over 10' from rear of existing structure. Also, side property addition would be impractical and front yard addition would require a variance as well as not be conducive to the neighbors. Hardship involves need for additional living space for growing family.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Dale T. Volz
(Type or Print Name)
Signature: [Signature]
Address: [Address]
City and State: [City and State]
Attorney for Petitioner: 7917 Wise Avenue, 282-6733
(Type or Print Name) Address Phone No.
Baltimore, Maryland 21229
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Address: Same as Above
City and State: Same as Above
Attorney's Telephone No.: [Address] Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of March 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of April 1984, at 10:30 o'clock A.M.

Call John
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1803, 3 C.L., to permit a rear yard setback of 5' instead of the required 32'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Practical difficulty is that current setbacks would not allow any addition over 10' from rear of existing structure. Also, side property addition would be impractical and front yard addition would require a variance as well as not be conducive to the neighbors. Hardship involves need for additional living space for growing family.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

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(Type or Print Name)
Signature: [Signature]
Address: [Address]
City and State: [City and State]
Attorney for Petitioner: 7917 Wise Avenue, 282-6733
(Type or Print Name) Address Phone No.
Baltimore, Maryland 21229
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Address: Same as Above
City and State: Same as Above
Attorney's Telephone No.: [Address] Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of March 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of April 1984, at 10:30 o'clock A.M.

Call John
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802, 3 C.L., to permit a rear yard setback of 5' instead of the required 30'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Practical difficulty is that current setbacks would not allow any addition over 10' from rear of existing structure. Also, side property addition would be impractical and front yard addition would require a variance as well as not be conducive to the neighbors. Hardship involves need for additional living space for a growing family.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Dale T. Volz
(Type or Print Name)
Signature: [Signature]
Address: [Address]
City and State: [City and State]
Attorney for Petitioner: 7917 Wise Avenue, 282-6733
(Type or Print Name) Address Phone No.
Baltimore, Maryland 21229
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Address: Same as Above
City and State: Same as Above
Attorney's Telephone No.: [Address] Phone No.

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Call John
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE
E/S of Lakeview Ave., 300'
S of Sparrows Point Rd., 12503'
Lakeview Ave., 15th Div.
DALE T. VOLZ, Petitioner
Case No. 84-278-A
1st Fil. 3/28/84
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Pyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Rm. 273, Court House
Towson, MD 21204
494-1188

I HEREBY CERTIFY that on this 4th day of April, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. Dale T. Volz, 2505 Lakeview Ave., Baltimore, MD 21219, Petitioner.

Peter Max Zimmerman

14-66
130/84
COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 1984 Legislative Day No. 5
RESOLUTION NO. 22-84
Mr. John W. O'Rourke, Councilman
By the County Council, March 5, 1984

A RESOLUTION concerning the public disclosure of Dale T. Volz.
WHEREAS, Dale T. Volz, a member of the Baltimore County Planning Board, intends to file a Petition for Zoning Variance in connection with an addition of a family room and master bedroom which he intends to add to his home at 2505 Lakeview Avenue in Edgmore, Maryland; and
WHEREAS, this Resolution is intended to serve as the public disclosure required by Section 22-11(e) of the Baltimore County Code.
NOW, THEREFORE, Be it Resolved by the County Council of Baltimore County, Maryland, that the interest of Dale T. Volz in the property described herein does not contravene the public welfare.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 6, 1984
COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
Dale T. Volz
7917 Wise Avenue
Baltimore, Maryland 21222
Nicholas P. Connors
Chairman

RE: Case No. 84-278-A (Item No. 219)
Petitioner - Dale T. Volz
Variance Petition

Dear Mr. Volz:
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the other members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas P. Connors
NICHOLAS P. CONNORS
Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures



HARRY J. PISTEL, P.E.
DIRECTOR

April 4, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #219 (1983-1984)
Property Owner: Dale T. Volz
E/S Lakeview Avenue 300' S. Sparrows Point Rd.
Acres: 153 X 120
District: 15th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements exist and are not directly involved.

Lakeview Avenue, an existing public road, is proposed to be further improved in the future as a 30-foot closed section roadway on a minimum 40-foot right-of-way.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 219 (1983-1984).

Very truly yours,
Robert A. Hyton, P.E., Chief
Bureau of Public Services

RAM:EM:PMR:SS

A-14 Key Sheet
SE 7 H Type
25 SE 30 Pos. Sheet
111 Tax Map

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~be~~ be granted.

Therefore, IT IS ORDERED by the ~~County~~ Commissioner of Baltimore County, this ~~10th~~ day of ~~May~~, 1984, that the herein Petition for Variance(s) to permit a rear yard setback of 5 feet in lieu of the required 30 feet for the expressed purpose of constructing an addition, in accordance with the site plan filed herein and marked Petitioner's Exhibit 1, is GRANTED, from and after the date of this Order, subject, however, to the following:

1. Water run-off for the proposed addition shall be contained on the petitioner's property.
2. If the wooded property to the rear and east is developed, the owner of the subject property shall provide a screen planting, a minimum of 5 feet high, consisting of 5 arborvitae along the east face of the addition. One major deciduous tree shall be planted near the northeast and southeast corners of the addition.
3. Approval of the aforementioned site plan by the Office of Planning and Zoning.

[Signature]
Deputy Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~be~~ be granted.

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[Signature]
Deputy Zoning Commissioner of
Baltimore County

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Therefore, IT IS ORDERED by the ~~County~~ Commissioner of Baltimore County, this ~~10th~~ day of ~~May~~, 1984, that the herein Petition for Variance(s) to permit a rear yard setback of 5 feet in lieu of the required 30 feet for the expressed purpose of constructing an addition, in accordance with the site plan filed herein and marked Petitioner's Exhibit 1, is GRANTED, from and after the date of this Order, subject, however, to the following:

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3. Approval of the aforementioned site plan by the Office of Planning and Zoning.

[Signature]
Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-5271
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of
Item #
Property Owner
Location

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group Meeting was held and the minutes will be forwarded to the Bureau of Public Services.
- () This site is part of a larger tract, therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () The parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on _____.
- () Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- () The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 178-79, and its conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments: _____

[Signature]
Supervisor of Planning and Development

cc: James Howell

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

March 5, 1984

TED ZALEWSKI JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 219 Zoning Advisory Committee Meeting are as follows:

Property Owner: Dale T. Volz
Location: E/S Lakeview Avenue 300' S. Sparrows Point Road
Existing Zoning: R-1, 16
Proposed Zoning: Variance to permit a rear yard setback of 5' in lieu of the required 30'

Address: 120 x 120
District: 15th.

The items checked below are applicable:

- All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-81 ~~and~~ and other applicable codes.
- A building ~~or~~ other ~~miscellaneous~~ ~~miscellaneous~~ shall be required before beginning construction.
- Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- An exterior wall erected within 6'0" for commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 1'0" of lot lines. A fire wall is required if construction is on the lot line, see Table 601, line 2, Section 1407 and Table 1402, also Section 501.7.
- Requesting variance appears to conflict with the Baltimore County Building Code, Section 4- _____.
- A change in occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawing may require a professional seal.
- Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 905 and the required construction classification of Table 601.
- Comments - This structure may be in an area subject to tidal foundation. If it is - it shall comply with Section 519.1 as amended in Bill 1-82, a copy of which is attached.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

[Signature]
Charles E. Burdick, Chief
Plans Review

CEB:es

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Zoning Commissioner
TO: Office of Planning and Zoning Date: March 26, 1984
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning items and does not anticipate any health hazards at this time regarding these items.

Meeting - February 11, 1984

- Item #203 - Leroy Y. Hails, Jr., et al
- Item #205 - Margaret E. Sudak
- Item #206 - Edward Woe, et ux
- Item #207 - Anne Wysocka
- Item #208 - Joseph F. Ambrose, Sr.
- Item #209 - Abell Communications
- Item #210 - Security Mini Storage
- Item #211 - Charles E. Gebbard, et ux
- Item #213 - Charles Walters

Meeting - February 21, 1984

- Item #215 - Anthony J. Moken, et ux
- Item #219 - Dale T. Volz
- Item #220 - Estate of Helen A. Singer

Meeting - March 6, 1984

- Item #227 - James J. Ward, III

Meeting - March 20, 1984

- Item #230 - James Forbes, et ux
- Item #232 - David J. Slovins, et ux

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

177/fv

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

March 2, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Comandari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Dale T. Volz

Location: E/S Lakeview Ave. 300' S. Sparrows Point Rd.

Item No.: 219

Zoning Agenda: Meeting of 2/21/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

2. A second means of vehicle access is required for the site.

3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

6. Site plans are approved, as drawn.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWED: *[Signature]*
Planning and Zoning
Special Inspection Division

PAID AND
APPROVED: *[Signature]*
Fire Prevention Bureau

1/63

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

March 9, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 215, 216, 217, 218, 219, and 220. ZAC- Meeting of February 21, 1984.
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 215, 216, 217, 218, 219, and 220.

Michael S. Flanagan
Traffic Engineering Assoc. II

NSF/cen

SPECIAL NOTE FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS

BILL 4-82 BALTIMORE COUNTY BUILDING CODE 1981

EFFECTIVE MARCH 25, 1982

SECTION 519 A section added to read as follows:

SECTION 519.0 CONSTRUCTION IN AREAS SUBJECT HAZARD TO FLOODING

519.1 AREAS SUBJECT TO INUNDATION BY TIDEMETERS:

1. Whenever building or additions are constructed in areas subject to inundation by tides, the building's lowest floor (including basement) shall be not lower than one (1) foot above the 100 year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.
2. Crawl space under buildings constructed in the Tidal Plain, as determined by the U.S. Army Corps of Engineers or the Federal Flood Insurance study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.
3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require onsite waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

519.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN.

1. No structures or additions shall be constructed within the 100 year flood plain of any watercourse. The 100 year flood plain shall be based upon the Federal Flood Insurance study or the Department of Public Works, whichever is the more restrictive; this determination shall include planned future development of the watershed area.
2. Reconstruction of residential dwelling units shall be governed by Sections 106.0 or 123.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 519.1 of this section.
3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 519.1 when damage exceeds 50 percent of physical value.

Form 02-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: February 21, 1984

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: February 21, 1984

RE: Item No: 215, 216, 217, 218, 219, 220.
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Jablon:

The above items have no bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich, Assistant
Department of Planning

WNP/1h



DALE T. VOLZ, PRESIDENT
Love Line Planners, Inc.
7917 Wise Avenue, Catonsville, Maryland 21222
Telephone (301) 298-6663

February 9, 1984

Mr. Malcolm F. Spicer, Jr.
County Attorney
Old Court House
Towson, Maryland 21204

Dear Mr. Spicer:

I am petitioning for a variance of back yard setback from 30' to 5'. The petition is to allow for an addition of a family room and master bedroom on my recently purchased home at 2505 Lakeview Avenue. The home is located in the 15th election district of Baltimore County (Edgemere).

My reason for this letter is to have you determine if a resolution is necessary for any possible conflict of interest or disclosure thereof.

I am currently serving as a member of the Baltimore County Planning Board and have been for 1 year. Your consideration of this subject will be greatly appreciated.

Sincerely,

Dale T. Volz
Dale T. Volz,
Member, Baltimore County Planning Board

PETITION FOR VARIANCE

15th Election District

ZONING: Petition for Variance
LOCATION: East side of Lakeview Avenue, 300 ft. South of Sparrows Point Road (2505 Lakeview Avenue)
DATE & TIME: Tuesday, April 24, 1984 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a rear yard setback of 5 ft. instead of the required 30 ft.

Being the property of Dale T. Volz, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

March 2, 1984

Mr. Dale T. Volz
7917 Wise Avenue
Baltimore, Maryland 21222

NOTICE OF HEARING

Re: Petition for Variance
E/S of Lakeview Ave., 300' S of Sparrows Point Road (2505 Lakeview Avenue)
Dale T. Volz - Petitioner
Case No. 84-270-A

TIME: 10:30 A.M.

DATE: Tuesday, April 24, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

April 16, 1984

Mr. Dale T. Volz
7917 Wise Avenue
Baltimore, Maryland 21222

Re: Petition for Variance
E/S Lakeview Ave., 300' S of Sparrows Point Rd. (2505 Lakeview Avenue)
Case No. 84-270-A

Dear Mr. Volz:

This is to advise you that \$50.60 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING & ZONING
MISCELLANEOUS CASH RECEIPT

130249

DATE 4-24-84 ACCOUNT R-01-615-004

\$50.60

PAID BY Dale Volz

FOR Advertising & posting case #84-270-A

1 Chk.

6 000000000000 42444

PETITION FOR VARIANCE

15th Election District

ZONING: Petition for Variance
LOCATION: East side of Lakeview Avenue, 300 ft. South of Sparrows Point Road (2505 Lakeview Avenue)
DATE & TIME: Tuesday, April 24, 1984 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

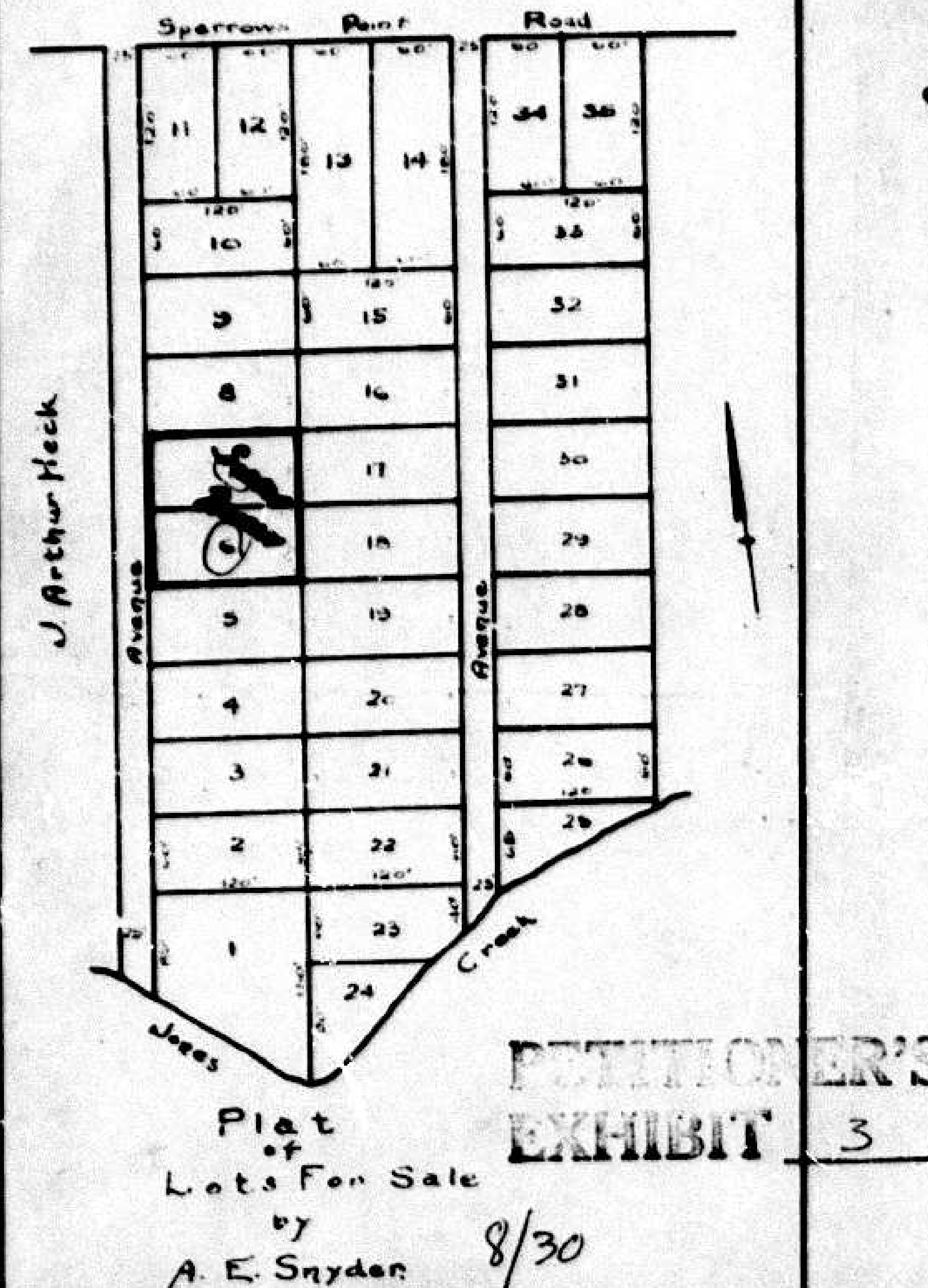
DESCRIPTION

Beginning at a point on the east side of Lakeview Avenue 300 feet south of Sparrows Point Road and known as lots 6 and 7 of A.E. Snyder and recorded among the land records of Baltimore County in Plat Book 8, Folio 30.

Also known as 2505 Lakeview Avenue.

129829

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING & ZONING
MISCELLANEOUS CASH RECEIPT
DATE 4-24-84 ACCOUNT R-01-615-004
AMOUNT \$50.60
PAID BY Dale Volz
FOR Advertising & posting case #84-270-A
1 Chk.
6 000000000000 42444



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Dale T. Volz
84-278-A

Date: April 5, 1984

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

May 8, 1984

Mr. Dale T. Volz
7917 Wise Avenue
Baltimore, Maryland 21222

RE: Petition for Variance
E/S of Lakeview Ave., 300' S of
Sparrows Point Rd. (2505 Lakeview
Ave.) - 15th Election District
Dale T. Volz - Petitioner
NO. 84-278-A (Item No. 219)

Dear Mr. Volz:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JOHN M.H. JUNG
Deputy Zoning Commissioner

JMG/mc

Attachments

cc: People's Counsel

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 6, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Connors
Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

Dale T. Volz
7917 Wise Avenue
Baltimore, Maryland 21222

RE: Case No. 84-278-A (Item No. 219)
Petitioner - Dale T. Volz
Variance Petition

Dear Mr. Volz:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. CONNORS
Chairman

Zoning Plans Advisory Committee

NBC:bsc

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

April 4, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #219 (1983-1984)
Property Owner: Dale T. Volz
E/S Lakeview Avenue 300' S. Sparrows Point Rd.
Across 120 X 120
District: 15th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General

Baltimore County highway and utility improvements exist and are not directly involved.

Lakeview Avenue, an existing public road, is proposed to be further improved in the future as a 30-foot closed section roadway on a minimum 40-foot right-of-way.

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of the soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 219 (1983-1984).

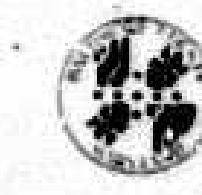
Very truly yours,

ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EMM:PM:as

A-14 Key Sheet
SE 7 H Topo

25 SE 30 Pos. Sheet
111 Top Map



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2566
494-4500

PAUL H. REINCKE
CHIEF

March 2, 1984

Mr. William Harnard
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Dale T. Volz

Location: E/S Lakeview Ave. 300' S. Sparrows Point Rd.

Item No.: 219

Zoning Agenda: Meeting of 2/21/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "R" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as shown.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: [Signature]
Planning Group
Special Inspection Division

Noted and Approved: [Signature]
Fire Prevention Bureau

/s/



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

March 5, 1984

TED JALESKI JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 219 Zoning Advisory Committee Meeting are as follows:

Property Owner: Dale T. Volz
Location: E/S Lakeview Avenue 300' S. Sparrows Point Road
Existing Zoning: D.R. 15
Proposed Zoning: Variance to permit a rear yard setback of 5' in lieu of the required 30'

Acres: 120 X 120
District: 15th.

The items checked below are applicable:

A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-81 and other applicable codes and other applicable codes.

B. A building/structure permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-residential: Two sets of construction drawings are required on Plans and Technical Data.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

F. An exterior wall erected within 6'0" for commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 101, Item 2, Section 1107 and Table 120, also Section 503.2.

F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

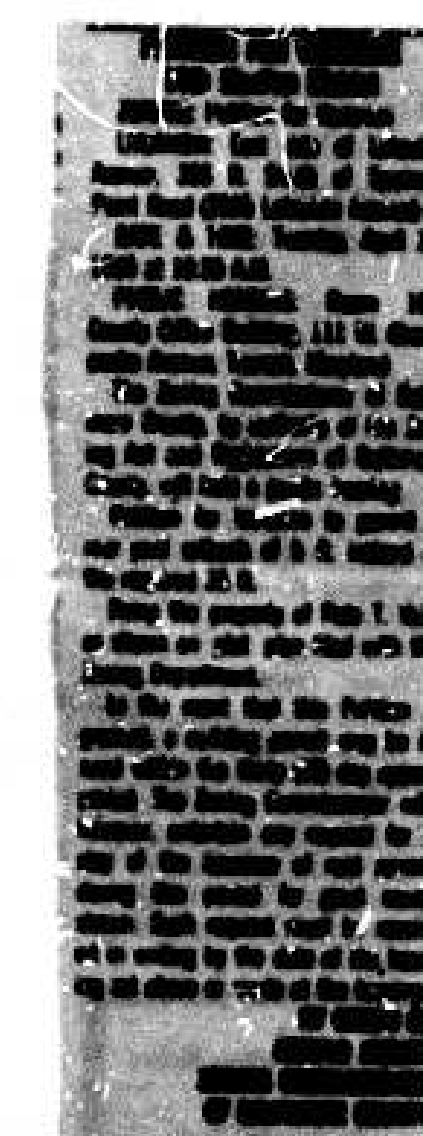
H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 501.

I. Comments - This structure may be in an area subject to tidal inundation. If it is? - it shall comply with Section 519.1 as amended in B/11 4-82, a copy of which is attached.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Dumban, Chief
Plans Review



PETITION FOR VARIANCE

15th Election District

ZONING: Petition for Variance

LOCATION: East side of Lakeview Avenue, 300 ft. South of Sparrow Point Road (2505 Lakeview Avenue)

DATE & TIME: Tuesday, April 24, 1984 at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Variance to permit a rear yard setback of 5 ft. instead of the required 30 ft.

Being the property of Dale T. Volk, as shown on plat filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF

ARNOLD JABLOV
ZONING COMMISSIONER
OF BALTIMORE COUNTY

